105.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,174,200 / 1,174,200
					USE VALUE:	1,174,200 / 1,174,200
					ASSESSED:	1,174,200 / 1,174,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THEODORE MICHAEL H/ETAL
Owner 2:	THEODORE IRENE
Owner 3:	
Street 1:	76 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,860 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 4006 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8860.000	689,000	5,100	480,100	1,174,200
Total Card	0.203	689,000	5,100	480,100	1,174,200
Total Parcel	0.203	689,000	5,100	480,100	1,174,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.11 | /Parcel: 293.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67518
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	688,900	5100	8,860.	480,100	1,174,100	1,174,100	Year End Roll	12/18/2019
2019	101	FV	520,000	5400	8,860.	480,100	1,005,500	1,005,500	Year End Roll	1/3/2019
2018	101	FV	520,000	5400	8,860.	411,500	936,900	936,900	Year End Roll	12/20/2017
2017	101	FV	520,000	5400	8,860.	384,000	909,400	909,400	Year End Roll	1/3/2017
2016	101	FV	520,000	5400	8,860.	329,200	854,600	854,600	Year End	1/4/2016
2015	101	FV	499,100	5600	8,860.	294,900	799,600	799,600	Year End Roll	12/11/2014
2014	101	FV	499,100	5600	8,860.	272,900	777,600	777,600	Year End Roll	12/16/2013
2013	101	FV	499,100	5600	8,860.	260,300	765,000	765,000		12/13/2012

!8329!

PRINT

Date	Time
12/10/20	22:54:25

LAST REV

Date	Time
10/16/18	11:38:54
apro	

USER DEFINED

Prior Id # 1:	67518
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR CHARLES	1161-156		9/28/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2010	2251	Manual	14,000					REPAIR WATER DAMAG
12/5/2000	932	Addition	100,000	O				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/4/2009	Measured	189	PATRIOT
8/30/2001	Permit Visit	PM	Peter M
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
12/1/1991		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8860		Sq. Ft.	Site		0	70.	0.77	4									480,060						480,100	

Total AC/HA: 0.20340 | Total SF/SM: 8860 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,060 | Spl Credit | Total: 480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98217332
Const Adj.:	1.00999999
Adj $ / SQ:	123.999
Other Features:	111000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722219
Depreciation:	33222
Depreciated Total:	688997

COMMENTS

BK:1151 PG:43 BK:976 PG:187.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

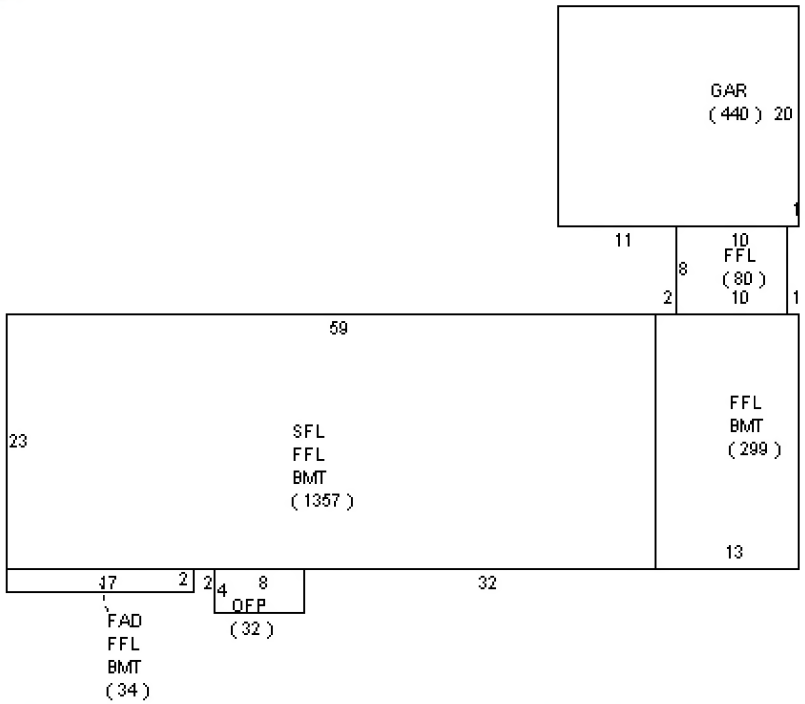
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.04
Special Features:	0	Val/Su Net:	129.44
Final Total:	689000	Val/Su SzAd	217.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,770	124.000	219,479
BMT	Basement	1,690	49.290	83,300
SFL	Second Floor	1,357	124.000	168,267
GAR	Garage	440	20.890	9,191
FAD	Addition	34	124.000	4,216
OFP	Open Porch	32	44.440	1,422

Net Sketched Area:	5,323			Total:	485,875
Size Ad	3161	Gross Are	5323	FinArea	4006

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	14X32	A	AV	1970	18.75	T	39.2	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100